

ORDINANCE NO. Z-05-06-23-13C3

AN ORDINANCE AMENDING CHAPTER 11, SECTIONS 11.403, 11.404, 11.405, 11.405-1, 11.406, 11.407, 11.408, 11.409, 11.410, 11.411, 11.412, 11.413, 11.414, 11.415, 11.415.1, 11.415.2, 11.416, 11.418, 11.423, 11.426, 11.502, 11.802 AND APPENDIX A, CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, TO DELETE CONDITIONS FOR WIRELESS TRANSMISSION FACILITIES; TO AMEND HEIGHT AND PLACEMENT REQUIREMENTS; TO DELETE THE DEFINITIONS OF "COLLOCATION," "WIRELESS TRANSMISSION FACILITY, ATTACHED," "WIRELESS TRANSMISSION FACILITY, SELF-STANDING," AND "WIRELESS TRANSMISSION FACILITY, STEALTH;" AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

Chapter 11, Section 11.403(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.403 SF-R (SINGLE-FAMILY - RURAL LOT) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Livestock Storage	City Code, Chapter 2
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2500 square feet)	11.423(19)

Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

II.

Chapter 11, Section 11.404(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.404 SF-1 (SINGLE FAMILY - LARGE LOT) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

III.

Chapter 11, Section 11.405(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.405 SF-2 (SINGLE FAMILY - STANDARD LOT) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Bed and Breakfast	11.423(4)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

IV.

Chapter 11, Section 11.405-1(2) (b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.405-1 MH (MANUFACTURED HOUSING) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)

Park, Linear/Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

V.

Chapter 11, Section 11.406(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.406 TF (TWO FAMILY) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Day Care (in home) 6 or fewer children	11.423(8)(a)
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)
Park, Linear /Linkages	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

VI.

Chapter 11, Section 11.407(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.407 TH (TOWNHOUSE) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Group Home (6 or fewer persons)	11.423(12)
Day Care (in home) for 6 or fewer children	11.423(8)(a)
Park, Community	11.423(16)
Park, Linear /Linkage	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

VII.

Chapter 11, Section 11.408(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.408 MF (MULTIFAMILY) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Group Home (6 or fewer persons)	11.423(12)
Park, Community	11.423(16)

Park, Linear /Linkages	11.423(17)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 square feet)	11.423(20)
Day Care	11.423(8)
School, Elementary	11.423(22)(a)
School, Middle	11.423(22)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

VIII.

Chapter 11, Section 11.409(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.409 C-1 (GENERAL COMMERCIAL) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Auto Service Facilities	11.423(3)
Bed and Breakfast	11.423(4)
Carwash	11.423(5)
Commercial Parking	11.423(6)
Passenger Terminals	11.423(18)
Place of Worship (with accessory uses not exceeding 2,500 sf.)	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 sf.)	11.423(20)
Self-Enclosed Monopole	11.423(31)
Self-Service Storage	11.423(23)
Single Family Attached (2 dwelling units)	11.423(24)
Single Family Detached	11.423(24)
Upper-Story Residential	11.423(26)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Vehicle Sales, Rental, or Leasing Facilities	11.423(29)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

IX.

Chapter 11, Section 11.410(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.410 C-2 (LOCAL COMMERCIAL) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Retail Sales and Services	11.423(21)(a)
Amenity Center (developments larger than two acres)	11.423(1)
Auto Service Facilities	11.423(3)(c)
Bed and Breakfast	11.423(4)
Community Service	11.423(7)(a)
Day Care	11.423(8)
Eating Establishments	11.423(9)(a)
Government Facility	11.423(11)
Office	11.423(14)
Office, Medical	11.423(15)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
Upper-Story Residential	11.423(26)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

X.

Chapter 11, Section 11.411(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.411 OF (OFFICE) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Day Care	11.423(8)
Office, Medical	11.423(15)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

XI.

Chapter 11, Section 11.412(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.412 BP (BUSINESS PARK) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)(c)
Commercial Parking	11.423(6)
Eating Establishments	11.423(9)(b)
Retail Sales and Service	11.423(21)(b)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Vehicle Sales, Rental or Leasing Facilities	11.423(29)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

XII.

Chapter 11, Section 11.413(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.413 LI (LIGHT INDUSTRIAL) DISTRICT

(2) Permitted Uses

- (b) The following uses are permitted with conditions:

Use	Special Standard
Carwash	11.423(5)
Monopole	11.423(31)
Self-Enclosed Monopole	11.423(31)
Self-Service Storage	11.423(23)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Vehicle Repair Facilities and Body Shops	11.423(28)
Waste-Related Services	11.423(30)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

XIII.

Chapter 11, Section 11.414(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.414 I (INDUSTRIAL) DISTRICT

- (2) Permitted Uses

- (b) The following uses are permitted with conditions:

Use	Special Standard
Carwash	11.423(5)
Monopole	11.423(31)
Self-Enclosed Monopole	11.423(31)
Self-Service Storage	11.423(23)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Vehicle Repair Facilities and Body Shops	11.423(28)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

XIV.

Chapter 11, Section 11.415(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.415 PF-1 (PUBLIC FACILITIES - LOW INTENSITY) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Parking, General	11.423(6)
Place of Worship (with accessory uses not exceeding 2,500 square feet)	11.423(19)
Place of Worship (with accessory uses that exceed 2,500 square feet but not greater than 10,000 square feet)	11.423(20)(a)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

XV.

Chapter 11, Section 11.415.1(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.415.1 PF-2 (PUBLIC FACILITIES - MEDIUM INTENSITY) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Parking, General	11.423(6)
Place of Worship (with accessory uses not exceeding 20,000 square feet)	11.423(20)(a)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)

Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

XVI.

Chapter 11, Section 11.415.2(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.415.2 PF-3 (PUBLIC FACILITIES - HIGH INTENSITY) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Commercial Parking	11.423(6)
Parking, General	11.423(6)
Group Living	11.423(13)
Place of Worship (with unrestricted square footage of accessory uses)	11.423(20)(b)
School, High	11.423(22)(c)
Schools: Business, Trade and Post-Secondary Educational Facilities	11.423(22)(d)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

XVII.

Chapter 11, Section 11.416(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.416 SR (SENIOR) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Amenity Center	11.423(1)
Apartments (Senior)	11.423(2)
Townhouses (Senior)	11.423(25)
Group Living (Senior)	11.423(13)(a)
Community Service	11.423(7)(c)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

XVIII.

Chapter 11, Section 11.418(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.418 OS (OPEN SPACE) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Community Service	11.423(7)
Golf Courses/Country Clubs	11.423(10)
Self-Enclosed Monopole	11.423(31)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)

XIX.

Chapter 11, Section 11.423(31), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(31) Wireless Transmission Facility (WTF)

Wireless transmission facilities shall comply with the standards provided in Section 4.700 of this Code.

XX.

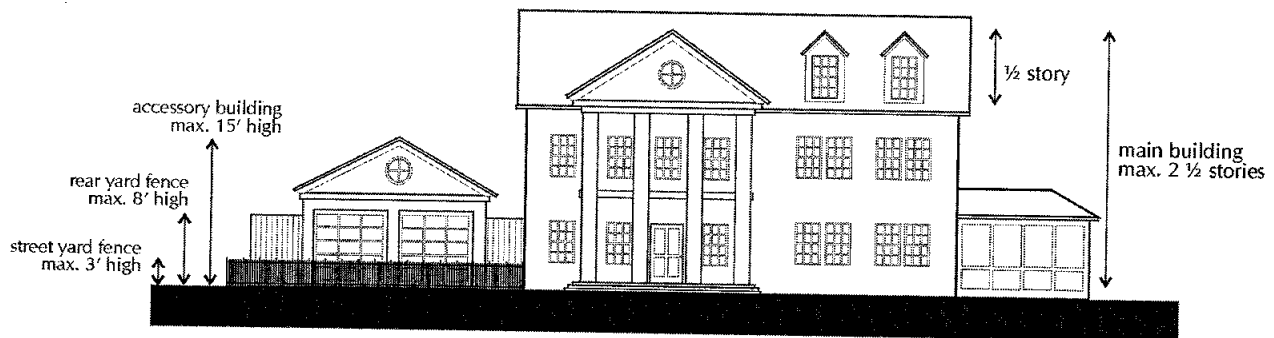
Chapter 11, Section 11.426(5), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.426 HEIGHT AND PLACEMENT REQUIREMENTS

(5) Height

(a) Building Height

Building height refers to the vertical distance from the highest point on a structure to the average ground level of the grade where the walls or other structural elements intersect the ground.



Graphic is for illustrative purposes only

(b) Fences or Walls

In the case of fences or walls, height shall be measured from ground level at any point along the fence and wall.

(c) Height Limits

- (i) The maximum height permitted for a flagpole is ten (10) feet above the maximum building height for the zoning district in which the flagpole is located.
- (ii) The maximum height permitted for belfries, cupolas, spires or domes is twice the maximum building height for the zoning district in which the

structure is located. In addition, the height of belfries, cupolas, spires or domes may not exceed the distance from the base of the structure to the nearest property line.

(d) Exceptions to Height Limits

Unless otherwise expressly stated, the height limitations of this Chapter shall not apply to electrical power transmission lines or water tanks.

XXI.

Chapter 11, Section 11.502(2)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.502 OFF-STREET PARKING AND LOADING

(2) Off-Street Parking Requirements

(a) Off-Street Parking Requirements Table

The following table lists minimum off-street parking requirements by land use category.

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
<i>Residential Uses</i>		
SF; detached	2 per dwelling unit	2 garage enclosed parking spaces
SF; zero lot line	2 per dwelling unit	2 garage enclosed parking spaces
Village residential	2 per dwelling unit	2 garage enclosed parking spaces
SF; attached	2 per dwelling unit	2 garage enclosed parking spaces
Townhouse	2 per dwelling unit	2 garage enclosed parking spaces
Apartment	1.5 per 1-bedroom unit 2 per 2-bedroom unit 2.5 per 2+ bedroom unit	Additional 5 percent of total number of required spaces
Upper story residential	1.5 per bedroom	
Group homes of six or less persons	na	
Group homes of more than six persons	1 per 2 bedrooms	1.5 per 2 employees
All other Group Living	1 per 2 bedrooms	1.5 per 2 employees
<i>Public and Civic Uses</i>		
Community Service	1 per 250 ft2 GFA	

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
In-home day care of six or fewer children	na	
Day Care	1 per eight pupils	
Elementary Schools	3 per classroom	
Middle Schools	3 per classroom	
High Schools	10 per classroom	
All other Educational Facilities	20 per classroom	
Government Facilities	1 per 250 ft2 GFA	1 per fleet vehicle
Hospitals	1 per 4 patient beds	
Institutions	1 per 250 ft2 GFA	1.5 per 2 employees
Community Parks	varies	Parking requirement based on uses in park; must be reviewed and approved by Zoning Administrator
Amenity Centers	1.5 per 250 ft2 GFA	
Linear Parks/Linkages Trailheads	varies	Parking requirement based on uses in park; must be reviewed and approved by Zoning Administrator
Golf courses and Country clubs	4 spaces per hole	1.5 per 250 ft2 GFA of accessory use structures
Cemeteries, Columbaria, Mausoleums, Memorial Parks, and Crematoria	1 per 50 internment plots (cemeteries and memorial parks); 1 per 350 ft2 GFA (mausoleum and crematorium)	
Funeral Home	1 per 100 ft2 GFA	Minimum of 20 spaces
Park and Ride Facility	na	
All other Passenger Terminals	2 per 250 ft2 GFA	
Place of Worship	1 per 3 seats	
Place of Worship with 2500 sq. ft. or less of accessory uses	1 per 3 seats in place of worship	Spaces necessary to accommodate accessory use based on requirement for accessory use
Place of worship with more than 2500 sq. ft. of accessory uses	1 per 3 seats in place of worship	Spaces necessary to accommodate accessory use based on requirement for accessory use
Wireless Transmission Facilities	none	
Major Utilities	1 per facility	1 additional per 250 ft2 GFA; 1 per fleet vehicle
Intermediate Utilities	none	
Minor Utilities	none	
Commercial Uses		
Eating Establishments	1 per 100 ft2 GFA (includes any outdoor seating and waiting areas)	

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Entertainment, Outdoor	1 per 250 ft2 GFA structural area	1 per two seats
Office	1 per 250 ft2 GFA	
Medical Office Building	1 per 150 ft2 GFA	
Bed and Breakfast	1 per bedroom	1.5 per 2 resident owners
All other Overnight Accommodation	1 per bedroom	1.5 per 2 employees; 1 per 150 ft2 conference space
Parking, Commercial	none	
Indoor entertainment activities	1 per 250 ft2 GFA or, 1 per 4 seats for theaters	1 additional per 500 ft2 GFA up to 50,000 ft2 GFA; 1 per 1000 ft2 thereafter, excluding theaters
Heavy equipment sales and leasing	1 per 250 ft2 GFA	1 additional per 500 ft2 GFA up to 50,000 ft2 GFA
Shopping Centers larger than 100,000 ft2	1 per 225 ft2 GFA	
All other Retail Sales and Service	1 per 250 ft2 GFA	
Self-Service Storage	1 space per 50 storage units	
Car wash, full service	1 per 150 ft2 GFA	Shall meet off-street stacking space requirements from this Section.
Car wash, self-service	1 per facility	Shall meet off-street stacking space requirements from this Section.
Vehicle repair and body shop facilities	2 per service bay	Shall meet off-street stacking space requirements from this Section.
Auto service facilities	2 per service bay	Shall meet off-street stacking space requirements from this Section.
Vehicle sales, rental or leasing facilities	1 per 500 ft2 GFA indoor facility	1 additional per 1000 ft2 GFA outdoor lot area
All other Vehicle Sales and Service	1 per 250 ft2 GFA	5 per service bay.
Industrial Uses		
Light Industrial Service, Manufacturing, and Assembly	1 per 500 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Warehouse and Freight Movement	1 per 500 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Mineral Extraction	1 per 300 ft2 GFA indoor facility	1.5 per 2 employees
Waste-Related Service	1 per 250 ft2 GFA	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Wholesale Trade	1 per 300 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area

XXII.

Chapter 11, Section 11.802, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.802 DEFINITIONS

Definitions for words not defined below may be defined elsewhere in this Code or found in WEBSTER'S DICTIONARY OF THE ENGLISH LANGUAGE, UNABRIDGED, subject to interpretation by the Zoning Administrator.

XXIII.

Chapter 11, Section 11.802, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to delete the definitions of "Wireless Transmission Facility (WTF); attached," "Wireless Transmission Facility (WTF); self-standing," and "Wireless Transmission Facility (WTF); stealth."

XXIV.

Chapter 11, Appendix A - Summary Use Table by District, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended as follows:

Appendix A - Summary Use Table by District

Summary Use by District

Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-2	OF	BP	LI	I	PF-1	PF-2	PF-3	SR	MI	OS	Special Standards
<i>Residential Uses</i>																				
Apartment	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P/S	--	--	11.423(2)
Group Home (6 or fewer persons)	P/S	P/S	P/S	P/S	P/S	P/S	P/S	--	--	--	--	--	--	--	--	--	--	--	--	11.423(12)
Group Living	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P/S	P/S	--	--	11.423(13)

Single-family, attached	--	--	--	--	P	--	--	P/S	--	--	--	--	-	--	--	--	--	--	11.423(24)
Single-family, detached	P	P	P	--	--	--	--	P/S	--	--	--	--	-	--	--	--	--	--	11.423(24)
Single-family, zero lot line	--	--	P	--	--	--	--	--	--	--	--	--	-	--	--	--	--	--	--
Single-family, village residential	--	--	P	--	--	--	--	--	--	--	--	--	-	--	--	--	--	--	--
Townhouse	--	--	--	--	--	P	P	--	--	--	--	--	-	--	--	--	P/S	--	11.423(25)
Upper-story residential	--	--	--	--	--	--	--	P/S	P/S	--	--	--	-	--	--	--	--	--	11.423(26)
<i>Public and Civic Uses</i>																			
Amenity Center	P/S	P/S	P/S	P/S	P/S	P/S	P	--	P/S	--	P/S	--	-	--	--	--	P/S	--	11.423(1)
Cemetery, Mausoleum, Columbaria, Memorial park	--	--	--	--	--	--	--	--	--	--	--	--	-	P	P	P	--	S E	--
Community Service	--	--	--	--	--	--	--	P	P/S	--	--	--	-	--	P	P	P/S	--	11.423(7)
Day Care (in home) for 6 or fewer children	P/S	P/S	P/S	P/S	P/S	P/S	--	--	--	--	--	--	-	--	--	--	--	--	11.423(8)(a)
Day Care, all other	--	--	--	--	--	--	P/S	P	P/S	P/S	P	--	-	--	--	P	--	--	11.423(8)
Funeral Home	--	--	--	--	--	--	--	P	--	--	--	--	-	--	--	--	--	--	--
Golf course/country club	--	--	--	--	--	--	--	--	--	--	--	--	-	--	--	--	--	P/S	11.423(10)
Government Facilities	--	--	--	--	--	--	--	P	P/S	--	P	--	-	--	P	P	--	--	11.423(11)
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	-	--	--	P	--	--	--
Institution	--	--	--	--	--	--	--	--	--	--	--	--	-	--	--	S E	--	--	--

Monopole	--	--	--	--	--	--	--	--	--	--	--	P/ S	P / S	--	--	--	--	--	11,423(31)
Park, Community	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P	P	P	P	P	P	P	P	P	P	P	11.423(16)
Park, Linear/Linkage	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P	P	P	P	P	P	P	P	P	P	P	11.423(17)
Park, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Park, Regional/ Metropolitan	--	--	--	--	--	--	--	--	--	--	--	--	- -	--	--	--	--	P	--
Passenger terminal	--	--	--	--	--	--	--	P/ S	--	--	--	--	- -	--	--	--	--	--	11.423(18)
Place of Worship	P	P	P	P	P	P	P	P	P	--	--	--	- -	P	P	P	P	--	--
Place of Worship (with accessory uses not exceeding 2,500 sf.)	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	P/ S	--	--	--	- -	P/ S	--	--	--	--	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 sf., but not greater than 10,000 s.f.)	--	--	--	--	--	--	P/ S	P/ S	--	--	--	--	- -	P/ S	--	--	--	--	11.423(20) (a)
Place of Worship (with accessory uses not exceeding 20,000 s.f.)	--	--	--	--	--	--	--	--	--	--	--	--	- -	--	P/ S	--	--	--	11.423(20) (a)
Place of Worship (with unrestricted s.f. of accessory uses)	--	--	--	--	--	--	--	--	--	--	--	--	- -	--	--	P/ S	--	--	11.423(20) (b)
Schools: Business, Trade and Post- Secondary Educational Facilities	--	--	--	--	--	--	--	P	--	--	P	--	- -	--	--	P/ S	-	--	11.423(22) (d)

School, Elementary	--	P/S	P/S	P/S	P/S	P/S	P/S	--	--	--	--	--	--	--	--	--	--	--	11.423(22)(a)
School, Middle	--	P/S	P/S	P/S	P/S	P/S	P/S	--	--	--	--	--	--	--	--	--	--	--	11.423(22)(b)

P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --= Not permitted

Summary Use by District

Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-2	OF	BP	LI	I	PF-1	PF-2	PF-3	SR	MI	OS	Special Standards
School, High	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P/S	--	--	--	11.423(22)(c)
Self-Enclosed Monopole	P/S	P/S	P/S	--	--	--	--	P/S	--	--	P/S	P/S	P/S	--	--	P/S	--	--	P/S	11.423(31)
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	11.423(27)(a)
Utility, Intermediate	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	11.423(27)(b)
Utility, Major	--	--	--	--	--	--	--	--	--	--	--	P/S	P/S	P/S	P/S	P/S	--	--	--	11.423(27)(b)
WTF; Attached	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	11.423(31)
				--																
WTF; Stealth	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	11.423(31)
Commercial Uses																				
Auto service facilities	--	--	--	--	--	--	--	P/S	P/S	--	--	--	--	--	--	--	--	--	--	11.423(3)
Bed and Breakfast	--	--	P/S	--	--	--	--	P/S	P/S	--	--	--	--	--	--	--	--	--	--	11.423(4)

Carwash	--	--	--	--	--	--	--	P/ S	--	--	--	P/ S	P / S	--	--	--	--	--	11.423(5)
Commercial parking	--	--	--	--	--	--	--	P/ S	--	--	P/ S	P	P	--	--	P	--	--	11.423(6)
Eating establishments	--	--	--	--	--	--	--	P	P/ S	--	P/ S	--	- -	--	--	--	--	--	11.423(9)
Heavy equipment sales and leasing	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	-	--	--
Indoor entertainment activities	--	--	--	--	--	--	--	P	--	--	--	--	- -	--	--	--	--	--	--
Office	--	--	--	--	--	--	--	P	P/ S	P	P	P	P	--	--	--	--	--	11.423(14)
Office, Medical	--	--	--	--	--	--	--	P	P/ S	P/ S	--	--	- -	--	--	P	--	--	11.423(14) (15)
Office, Public	--	--	--	--	--	--	--	--	--	--	--	--	- -	P	P	P	--	--	--
Outdoor entertainment	--	--	--	--	--	--	--	S E	--	--	--	--	- -	--	--	--	--	--	S E
Overnight Accommodations	--	--	--	--	--	--	--	P	--	--	--	--	- -	--	--	--	--	--	--
Parking, General	--	--	--	--	--	--	--	--	--	--	--	--	- -	P/ S	P/ S	P/ S	--	--	11.423(6)
Retail Sales and Service consisting of predominantly outdoor storage or consumer loading areas	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--
Retail Sales and Service	--	--	--	--	--	--	--	P	P/ S	--	P/ S	--	- -	--	--	--	--	--	11.423(21)
Self-service storage	--	--	--	--	--	--	--	P/ S	--	--	--	P/ S	P / S	--	--	--	--	--	11.423(23)
Vehicles Sales, Rental or Leasing Facilities	--	--	--	--	--	--	--	P/ S	--	--	P/ S	--	- -	--	--	--	--	--	11.423(29)

Vehicle Storage and Towing	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--
<i>Industrial Uses</i>																				
Light Industrial Service, Manufacturing and Assembly	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--
Mineral Extraction	--	--	--	--	--	--	--	--	--	--	--	--	-	--	--	--	--	P	--	--
Vehicle Repair Facilities and Body Shops	--	--	--	--	--	--	--	SE	--	--	--	P/S	P/S	--	--	--	--	--	--	11.423(28)
Warehouse and Freight Movement	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--
Waste-Related Service	--	--	--	--	--	--	--	--	--	--	--	P/S		--	--	--	--	--	--	11.423(30)
Wholesale Trade	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--
<i>Other Uses</i>																				
Livestock Storage	P/S	--	--	--	--	--	--	--	--	--	--	--	-	--	--	--	--	--	--	City Code, Chapter 2

P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --= Not permitted

XXV.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

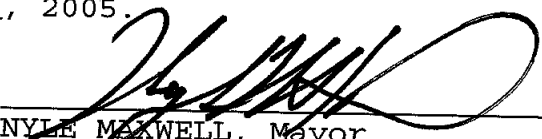
B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which

this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on first reading this the ____ day of _____, 2005.

READ, APPROVED and ADOPTED on ^{first}~~second~~ reading this the 23 day of June, 2005.


NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST: .


CHRISTINE R. MARTINEZ, City Secretary

DATE: June 16, 2005

SUBJECT: City Council Meeting – June 23, 2005

ITEM: 13.C.3. Consider an ordinance amending Chapter 11, Zoning, Code of Ordinances (1995 Edition) to include revised provisions concerning the geographical placement and design standards pertaining to wireless transmission facilities within the City of Round Rock. (First Reading)

Department: Planning and Community Development
Staff Person: Jim Stendebach, Planning Director

Justification:

During the 2002 revision of the Zoning Ordinance, it became apparent to staff that the regulations concerning Wireless Transmission Facilities (WTF's) were insufficient to address the modern complexities of the wireless industry and that additional research was required prior to establishing new standards. Rather than delay the adoption of the new Zoning Ordinance, the decision at the time was to simply carry over the existing regulations and then revisit the issue later when additional research could be conducted. Staff has now completed that research, including extensive discussions with industry representatives, and is proposing regulations and standards that provide for the ever-increasing demand for wireless services while at the same time ensuring that additional wireless infrastructure does not compromise the City's character and aesthetic appeal.

Since staff is adding detailed regulations, including application processes for the different types of WTF's, the City Attorney has recommended transferring the regulations for WTF's from Chapter 11 (*Zoning*) in the Code of Ordinances to Chapter 4 (*Business Regulations*). Chapter 4 is dedicated to specific businesses and industries that require special attention, such as Sexually Oriented Businesses. Because of the ever-evolving nature of the wireless industry and the level of detail we are providing to address this industry, it now qualifies for a special section within Chapter 4.

While the new regulations will no longer be located in Chapter 11, they will still impact the permitted uses within certain zoning districts listed in Chapter 11. Council's vote on the proposed ordinance will therefore have the following three effects:

4. It will modify and add to the existing WTF regulations currently in the Code.
5. It will move those regulations from Chapter 11 in the Code to Chapter 4.
6. It will modify the "Permitted Uses" tables of effected zoning districts in Chapter 11.

Funding:

Cost: N/A
Source of funds: N/A

Outside Resources: N/A

Background Information:

The proposed changes to the City's WTF regulations were presented to the City Council on May 26th and to the Planning and Zoning Commission on June 1st. The Planning and Zoning Commission recommended approval of the proposed changes with the condition that, in residential zones, Self-Enclosed Monopoles and Attached WTF's be limited to the following non-residential sites: schools, churches, fire stations and utility infrastructure. These changes have been incorporated into the proposed ordinance being presented for Council adoption. Please see "Justification" above for additional background information.

Public Comment:

A public hearing was held on June 1, 2005, at the regular meeting of the Planning and Zoning Commission.